



Regeneration update North Arran Way

July 2007

Welcome to your regeneration update

In 2005, we worked with you to develop a Neighbourhood Plan for your area. This Plan was approved "in principle" by the Council in November 2005, and in March 2006 we sent you a Phasing Plan showing the order in which changes would take place. This Phasing Plan is reprinted in the middle of this leaflet for your reference.

We have made good progress with our regeneration plans, and a lot has happened over the last year. This leaflet provides you with an update and lets you know when you can expect to see changes in your neighbourhood.

None of the dates have changed from those in the Phasing Plan we sent you in March 2006, but if you read on you can find out more about the latest information and plans for the area. The most important thing to remember is that, if you do need to move home as part of the regeneration plans, we will visit you individually in your home and explain everything to you, including the financial help we can offer you.

We know that regeneration can be unsettling and we've heard all sorts of rumours and concerns about what's happening. This update puts the record straight – it tells you what is happening, and, just as importantly, what is not happening!

As you might know, we're now neighbours – our office is a large portakabin on the grounds of Kingfisher School. This means we are closer to the action and can hear your concerns and respond to them.

If you want to get in touch, please call the regeneration team on **0800 389 7997**.

In the meantime, look out for the latest news and events in our next newsletter – including a great autumn cycle ride and a chance to have your say about changes across the wider area. Please note, the Neighbourhood Plan that was approved in March 2006 will not change.

Yours faithfully

The North Solihull Partnership



What happens when?

The design of the new Kingfisher School next to the North Arran Way Village Centre is underway. We've already had a few thoughts about what type of facilities the school should provide, such as child care services that are tailored to meet the needs of families, and adult learning and computer access for the whole community. We'd like to create an all weather sports pitch with changing facilities, plus the Parish Council will have facilities for residents to use, such as a gym, toning tables and sauna within the school building.

Work on site is planned to begin this autumn and completion of the new Kingfisher School will be in autumn 2008.

Area 1 (Burton's Farm Park)

We are planning to improve the open space and build some housing around the edges of it. Some of the legal paperwork to allow this has already been completed, planning permission has been granted, and work should begin in late summer.

Areas 2, 3 and 4

We have already been in contact with most of the residents in this area. The remaining residents that need to move house will do so this summer. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and are just a phone call away. We have begun to demolish some empty properties in these areas and have undertaken consultation on the new designs for areas 2 and 3. We are hoping to start work on site in the autumn.

Areas 5 and 6

We have been speaking to residents who need to move home in these areas, and they will move by this winter. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and are just a phone call away.

Areas 7, 8 and 9

We are starting to get in touch with residents who need to move home in these areas. Starting with Area 7 and working through to Area 9 by this September, we will give help and advice to those who need to move. It can take up to one year from the first time we meet with you, before you actually move.

Area 10

We will start to get in touch with residents who need to move home from December 2007. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and are just a phone call away.



If you have any questions about the re-housing process then please call us on 0800 389 7997

What happens when? (Continued)

Area 11

We will start to get in touch with residents who need to move home from June 2008. All through the process, we'll be giving advice and help through our Home Maker Team who are based in North Solihull and are just a phone call away. It can take about one year from the first time we meet with you, before you actually move.

Area 12

We will start to get in touch with residents who need to move home from December 2008. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and are just a phone call away. It can take about one year from the first time we meet with you, before you actually move.

Area 13

We will start to get in touch with residents who need to move home from March 2009. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and are just a phone call away. It can take about one year from the first time we meet with you, before you actually move.

Area 14

We will start to get in touch with residents who need to move home from September 2009. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and just a phone call away. It can take about one year from the first time we meet with you, before you actually move.

Area 15

We will start to get in touch with residents who need to move home from December 2009. All through the process, we'll be giving advice and help through our Home Maker Team, who are based in North Solihull and are just a phone call away. It can take about one year from the first time we meet with you, before you actually move.

Areas 16, 17, 18, 19 and 20

We will start to get in touch with residents who need to move home from 2010 and will carry on doing this through 2010-2012. We do not know the exact month yet, because we need to take into account all of the other work we are doing across North Solihull and make sure it all links together. We will let you know a precise date nearer the time, and we are sorry for any uncertainty this causes.



If you have any questions about the re-housing process then please call us on 0800 389 7997

More than just housing

Education for everyone

There's lots going on as part of the regeneration of North Solihull – and plenty is happening right here. Kingfisher School is the next primary school to be rebuilt, with plans being drawn up right now. The Parish Council has been involved in the design of the school and it will have leisure, health and learning facilities open throughout the year. There is a café planned at the front of the school that opens onto the street.

It will have plenty of space for children to learn and play, with outdoor areas, improved sport facilities and the latest computer equipment. Just as importantly, it will be welcoming, bright, airy and built to last. As well as a brilliant new building, we are also paying for extra support and expert advice, so the school staff can get involved in the project and still concentrate on building the best future for the children who are there right now.

If you look just up the road, on Windward Way, you'll see Forest Oak and Merstone – two special schools which Solihull Council has rebuilt with government funding. These new schools have won awards and national attention for their eco-friendly features: you can see one of them, a green sedum grass roof! This means great energy efficiency for the schools as the roof reduces heat leaving the buildings, and so reduces heating costs.

Next door, Smith's Wood Sports College is due for its share of an £80million transformation for North Solihull's secondary schools. Its design will complement Forest Oak and Merstone – it will look a bit like their big brother on the same campus. It will have sports facilities open to the whole community, a stunning new central lobby and areas to meet and share ideas. Remember that Solihull College's brand new Woodlands campus is just down the road too, with courses in everything from beauty therapy to car mechanics. This means there will be brand new primary, secondary and further education facilities for residents of Smith's Wood, and so far no other area in North Solihull has this!



More than just housing. (Continued)

Shops and more

You probably know about the plans for Chelmsley Wood town centre, where there will be new shops, including a major new Asda superstore, a new Solihull Connect centre where you can access Solihull Council's services, and a brand-new library.

Imagine this on a much smaller scale. That's our plan for a new Village Centre in North Arran Way – shops, local services, community and business space all right on your doorstep. The new centre will also be pedestrian friendly with good public transport links.

We are delighted to report that the Village Centre has successfully gained outline planning permission.

There will also be new housing near the Village Centre, which has already received detailed planning permission. Some of the new homes will be for affordable housing to help people onto the property ladder, some will be for rent and some will be for sale on the open market. Remember, the money we make from selling new housing goes towards the costs to build Village Centres and schools, so everyone benefits from regeneration.



The truth about regeneration.

There are some rumours out on the street about Regenerating North Solihull and we want to set the record straight. Here's your guide to what's really happening in North Arran Way...

"I heard people are not moving out of the 2 tower blocks (Worcester and Nuffield)"

Wrong! We've already started talking to people about moving. We're right on track with our plans for moving people out of these two tower blocks.

"I heard that nothing's happening for 4 years"

This is absolutely not true! If you go down to Kingshurst you can see the first new school we are building. And right here in North Arran Way, we are working towards getting started later in the summer.

There won't be any new bungalows...

...there will be! The first few are going to be built near to Greenfinch Road.

Will existing residents (tenants and owner occupiers) get priority for new houses that are built as part of the regeneration programme?

The Council, through Solihull Community Housing (SCH), will get the right to nominate tenants for new rented properties. SCH is still developing its policy for allocating the new properties and will seek views on this. The policy will need to take into account the needs of existing residents and others who have urgent housing needs. We are also doing a number of things to encourage local people to buy the new properties including:

- marketing the new properties widely in the area
- special funding from English Partnerships is available to First Time Buyers at Chapel Walk in Fordbridge
- giving details of new properties to owner occupiers whose homes are due to be demolished; and
- making gap funding available to owner occupiers whose property is being demolished to help them to buy a new home.

We want as many local people as possible to buy the new properties and well over half of the properties at Alcott Grove have been sold to local people.

Why do we need to make changes to the Decent Homes programme?

Solihull Community Housing, which is undertaking the Decent Homes programme told us:

"Due to changes in funding, we have reduced the amount of work we do to homes. But we are still doing more improvements than the government standard requires. The improvements we offer will be based on what work your property needs and on offering you a certain amount of choice.

We are now inviting you to choose improvements from a menu of options. This means you may not have the same type or amount of work done in your home as your neighbour. Whatever you choose, we will make sure your home reaches the Decent Homes standard.

In the past, we have carried out major improvements to homes, whether the tenant felt they needed them or not. As a result, many tenants have been reluctant to go ahead with work because they felt it would create too much disruption. We are hoping the new system will encourage tenants who have refused work in the past to have it done."

We will now finish our Decent Homes programme two years later - in 2012 rather than 2010."

The Decent Homes programme is the responsibility of Solihull Community Housing, so for more information call SCH on 0121 717 1515.

The truth about regeneration. (Continued)

What's happening to my local shops?

We'll be having individual discussions with current shop owners and traders to make sure we get the best solutions for everyone, including opportunities to be part of the new Village Centre.

I read a planning application for Kingfisher School to be demolished!

That's not quite what the application said, but you might have seen a legal notice about what's going on. We are intending to knock down Kingfisher School... but a brand new school will be built first. It will have brilliant facilities and a close link to the new Village Centre. Plans are well advanced for the building and the way that the school will operate, once it opens in autumn 2008.

Some of the paperwork involved in planning applications can seem confusing, so if you see a notice and want to know more, please give the regeneration team a call on **0800 389 7997**.

Is this my last chance to voice my opinions?

We will be talking to you and updating our plans throughout the course of the regeneration programme, and you'll also get a chance to comment on formal planning applications. If you want to get involved in the detail of the projects, then our Resident's Implementation Group might be for you – together you can look at the detailed local plans and work out what's best for the community. To find out more, call the regeneration team on **0800 389 7997**.

If I move house as part of the regeneration plans, can I consider my new home to be my home for life?

We will work hard to make sure it can be, if possible. If you move into an area where the Neighbourhood Plan has been agreed, then you can be pretty certain that your new home will not be affected by future regeneration plans. But it is very difficult for us to be able to promise that you will not ever need to move again, especially if you move into an area where we haven't completed a Neighbourhood Plan yet.

Here for you

Heard a rumour? If you want to check something out, please get in touch:

call us on **0800 389 7997**

email regeneration@solihull.gov.uk

visit our website www.solihull.gov.uk/regeneration